

NORTHWEST HOMES



FOLIO NO. 2

PRICE \$1.50

DESIGNED BY ARCHITECTS HOME PLAN INSTITUTE
MINNEAPOLIS — SAINT PAUL

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FOREWORD

Folio No. 2 of "Northwest Homes" is composed of fifty entirely new home designs by members of the Architects Home Plan Institute. None of these designs was included in Folio No. 1.

The Architects Home Plan Institute is made up of twenty-five Minneapolis and St. Paul architects. They have organized to make available to the public carefully prepared designs for small homes. Realizing that the services of an architect are not always available to those who wish to build small houses, they have prepared complete working drawings and specifications for each of the designs shown in this book, which are available at a very nominal cost.

These plans are not intended to replace an architect's usual complete services. For those to whom architect's services are available and who may desire larger and individually designed homes, it is recommended that an architect be engaged for preparation of plans and for guidance throughout the project.

All architects composing the A.H.P.I. are members of the Minnesota or St. Paul Chapter of the American Institute of Architects.

Complete working drawings and specifications for any of these houses may be purchased as follows:

One complete set	\$30.00
Additional sets of the same design	5.00 per set

It ordinarily takes from three to five sets for the construction of a house, but if desired the original set may be bought first and additional sets ordered later.

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The plans and specifications may be purchased from any of the members of the Architects Home Plan Institute listed herein, or they may be ordered direct from the Architects Home Plan Institute, Box 988, Minneapolis, Minnesota. You may use the convenient order form bound with this book in ordering your plans.

If the facing of your lot is such that the house should be built in reverse from the way shown, please so state in your order. Some of the plans have been drawn both ways, but if this is not the case, one set may be printed in reverse so that room locations will be correct, and the other sets printed as shown so that notes and dimensions will be readable. There will be no charge for this extra set.

While these are stock plans, the working drawings have been carefully prepared and should not be altered without the assistance of an architect. In case minor changes are desired, they can be made by one of our members for an extra charge proportionate to the work involved.

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DESIGN 1-D

This two-bedroom house has a well-knit plan with a central hall that eliminates passing through one room to get to another. The ell-shaped dining-living room with its large window groupings gives a spaciousness not often found in the small home.

The planting area outside the living room windows provides a pleasant transition from the outside of the house. The chimney, which is striking in its massiveness, could be either of brick painted white or stone, while the exterior finish is of siding with vertical boards in the gables.

A terrace at the rear of the house leading off the dining room provides an attractive spot for informal meals, sheltered by the attached garage.

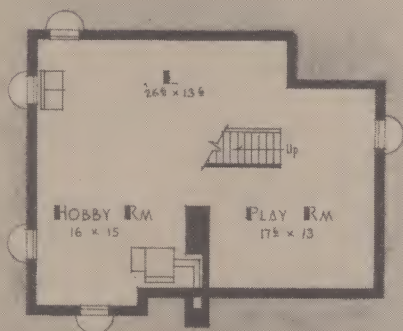
There is a full basement providing play and work space for the entire family.

The overall dimensions are 37'0" wide and 31'6" deep, exclusive of the garage.



PERSPECTIVE VIEW

1050 SQ. FEET
25200 CU. FEET
EXCLUDING GARAGE



BASEMENT PLAN



FIRST FLOOR PLAN

0 5 10 15 20
SCALE $\frac{1}{8}" = 1'-0"$

DESIGN 1-E

This design places the living room at the rear so as to enjoy the privacy of the rear yard and gardens. The plan is compact with a central hall providing circulation to all rooms.

Dining space is provided for in a well-lighted corner of the kitchen, which faces the front.

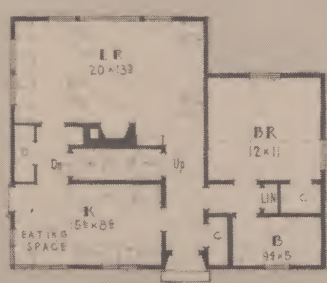
One bedroom and bath are located on the first floor with the bath accessible to guests as well as to the bedroom. A second bedroom can be built on the second floor.

The exterior finish of this frame house is of siding with a shingled roof. Accents are obtained with the flower boxes, the recessed front door, and the shutters. The house has a full basement.

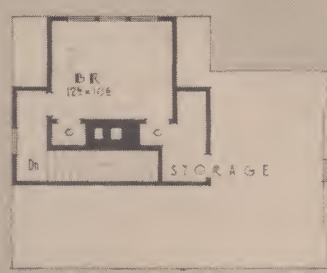
The overall dimensions are 31'10" wide and 27'6" deep.



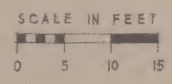
P E R S P E C T I V E V I E W



F I R S T F L O O R P L A N



S E C O N D F L O O R P L A N



829 SQUARE FEET
19,939 CUBIC FEET

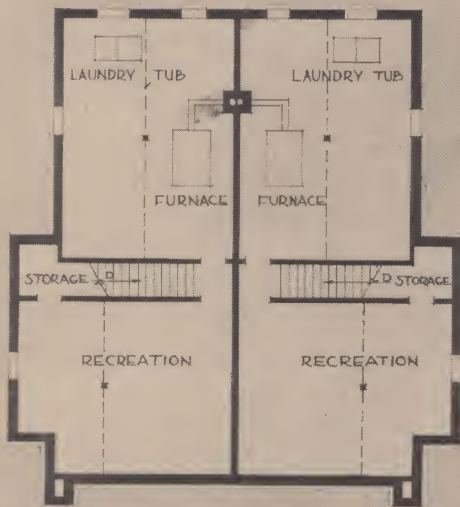
DESIGN 1-G

This double bungalow provides one-story living for two families with entrances separated sufficiently to insure privacy. The accommodations are spacious with a living room large enough to provide formal dining space and a kitchen of ample size, including an attractive corner where the family meals can be enjoyed.

All the bedrooms provide adequate space for twin beds and ample closet space. Note the provision for access to the bedrooms by the housewife working in the kitchen without disturbing guests in the living room.

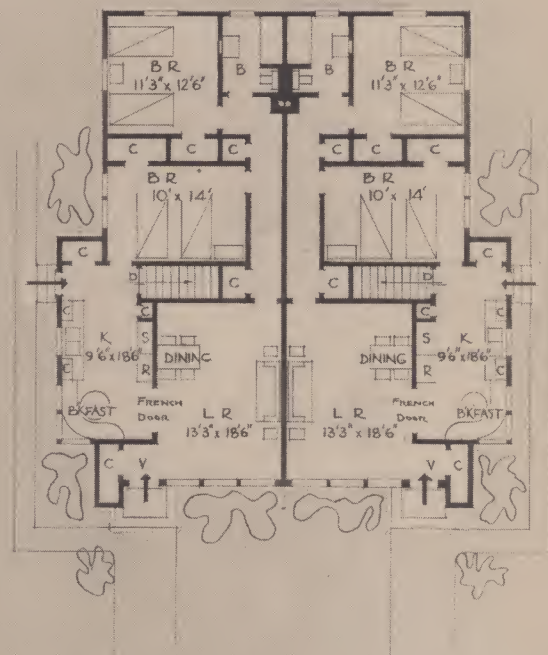
There is a full basement with two laundrys and playrooms and separate heating units for each apartment. The broad, low roof lines across the front with the long row of windows, together with horizontal lines of siding and sash bars in the windows, give a distinctive character not often found in houses of this type.

The overall dimensions are 46'9" wide and 52'0" deep.



BASEMENT PLAN

2143 SQ. FT.
42860 CU. FT.



FIRST FLOOR PLAN

SCALE 0 5 10 FT.

ARCHITECTS HOME PLAN INSTITUTE — NO. 1-G

DESIGN 2-C

This house features the happy combination of the Cape Cod cottage with a touch of modern in the window treatment, along with the traditional picket fence and lamp post. If there is no alley, the plan could be reversed with the back door becoming the front, or if a separate garage is built at the rear of the lot, the attached garage could become a third bedroom or a children's playroom.

Whether this plan becomes a one, two, or three-bedroom house, the sleeping rooms are well isolated from the living rooms.

The exterior is a combination of wood siding with vertical boards painted white, with a stained wood shingle roof.

The overall dimensions of the one-bedroom house are 38'0" wide and 24'0" deep.



FLOOR PLAN

SCALE IN FEET
0 5 10 15

DESIGN 2-D

Here we have a house of contemporary design that would fit well in any group of houses, whether modern or traditional.

The living room is large enough to accommodate space for formal dining, but the well-lighted dining alcove is the place where most of the meals will be served.

Two more bedrooms may be added or else a bedroom and a study. Well-arranged circulation eliminates the necessity of using the living room for a thoroughfare.

The simplicity of the exterior is noteworthy. The walls are of stucco with a painted brick chimney. The trellis shown enhances the entrance and separates the rear yard from the front until the time when additional rooms are built.

The overall dimensions of this house are 22'0" wide without the two additional bedrooms, and 35'0" wide with the addition and 45'0" deep.



FIRST FLOOR PLAN

CUBAGE 16380
 SQUARE FOOTAGE 819

0 5 10 15 20
 SCALE IN FEET

DESIGN 3-C

This is a two-bedroom house developed in a colonial style with a symmetrical front elevation that gives a charming formality not often found in the small house. The vestibule opens into a living room made more spacious by a wide arch leading to the dining room and the door and window grouping opening onto a terrace.

The U-shaped kitchen is a good working unit, well lighted with cross ventilation.

- The bedrooms are isolated from the noises of the living rooms and, too, have cross-ventilation provided for by a generous number of casement windows.

This plan has a full basement. The exterior treatment is of wide siding with the low-gabled roof of shingles.

The overall dimensions are 36'9" wide and 42'8" deep.



FIRST FLOOR PLAN

SCALE IN FEET
0 5 10 15

1209 SQ. FT.
22971 CU. FT.
FULL BASEMENT

DESIGN 3-D

In this two-bedroom house the living and dining rooms are combined into one to give the feeling of a larger area and full utilization of space.

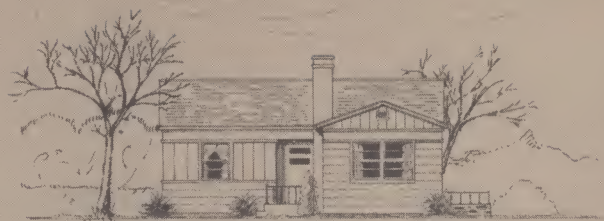
The living room opens onto a rear terrace to take full advantage of the back yard. Added features such as book-cases and the decorative knick-knack shelves that separate the front entrance from the dining space add charm to the interior. The bedrooms, each with large wardrobe closets, are well separated from the living portions of the house.

The chimney which dominates the front elevation could be of either stone or brick. The exterior treatment is a combination of vertical boards with horizontal siding. A breezeway porch could be built at the service entrance between the house and a garage. This house has a full basement.

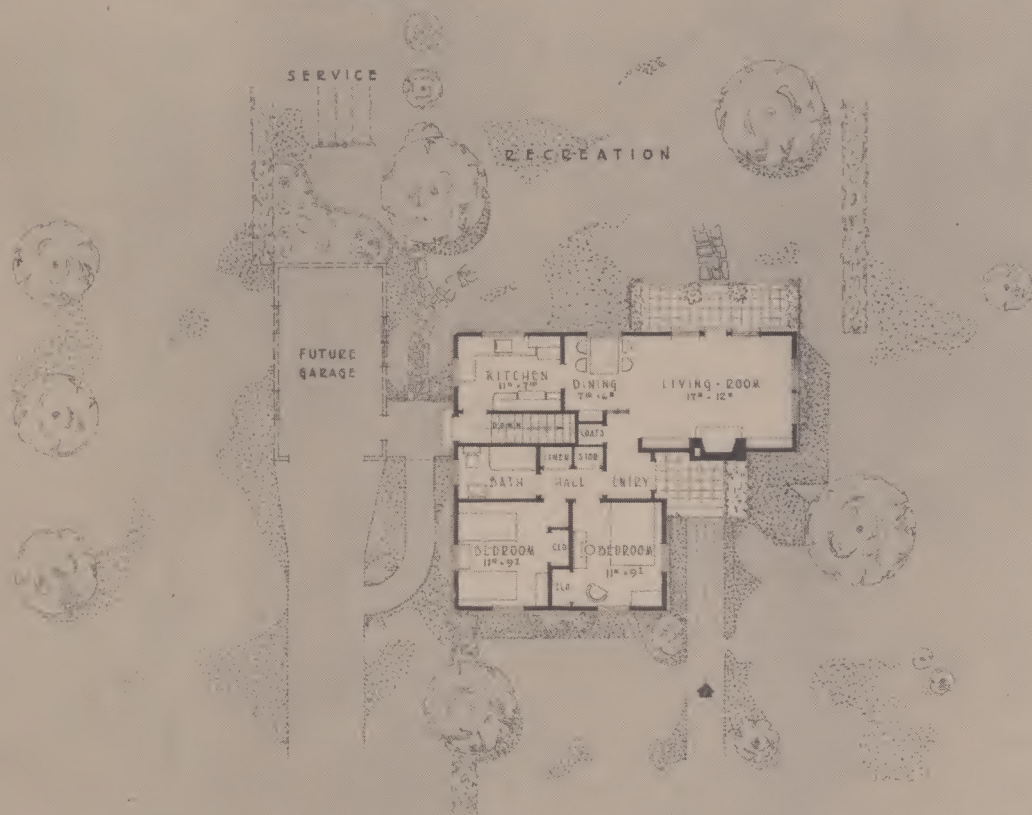
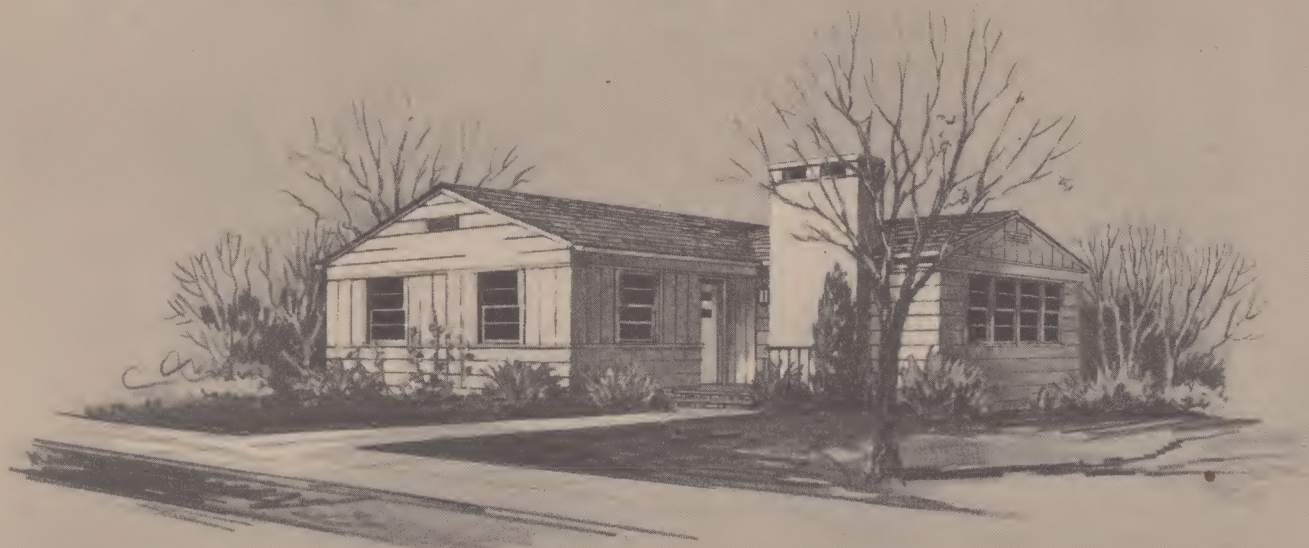
The overall width of this plan is 36'6" and the depth 30'0".



REAR ELEVATION



SIDE ELEVATION



PLAN

SCALE
FULL BASEMENT
824 SQ. FT.
14900 CU. FT.

DESIGN 4-D

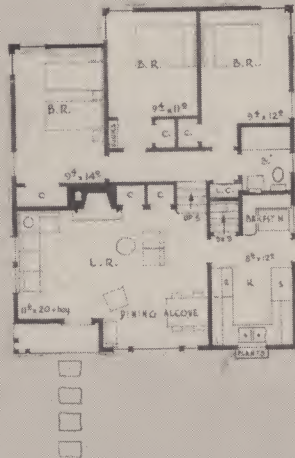
This three-bedroom house provides living on two levels rather than two stories. The bedrooms are approximately three feet higher than the living room floor, affording privacy to the bedrooms, where the window sills are well above the eye level of anyone standing in the yard.

The change of level also provides a part-basement where the windows can be larger and are above grade. A basement under the living room and kitchen is optional. Working plans include alternate schemes of either a full basement or basement only under the bedroom wing.

The living room is large enough to provide a formal dining space that looks out on the front yard, and there is an additional dining space in one corner of an efficient U-shaped kitchen. The bedrooms all have cross-ventilation and large closets.

The exterior of this house is siding with vertical boards in the gables' ends.

The overall dimensions are 29'11" wide and 36'8" deep.



SCALE
0 5 10 15

AREA OF PLAN = 1,020 SQ. FT.
CUBAGE of HOUSE = 16,200 CU. FT.

ARCHITECTS HOME PLAN INSTITUTE — NO. 4D

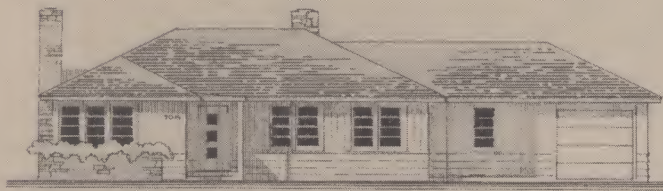
DESIGN 4-E

This home is designed for expansion. The original plan is compact yet spacious, and meets all minimum requirements for two adults.

There are two alternate additions that can be made either simultaneously or at different times. Addition A will provide a living room and another bedroom with the original living room divided into a dining room and front entrance hall. Addition B will provide an extra bedroom with a porch and garage. All of the bedrooms will have cross-ventilation and plenty of closet space.

The exterior treatment is a pleasant combination of vertical boards and siding with a low hipped roof and wide overhang.

The overall dimensions are: basic plan 26'0" wide and 29'6" deep; with Addition A 39'9" wide and 36'3" deep; with Addition B 49'0" wide and 29'6" deep; with both Addition A and Addition B 64'0" wide and 36'3" deep.



ELEVATION

SCALE IN FEET
0 5 10 15

BASIC PLAN

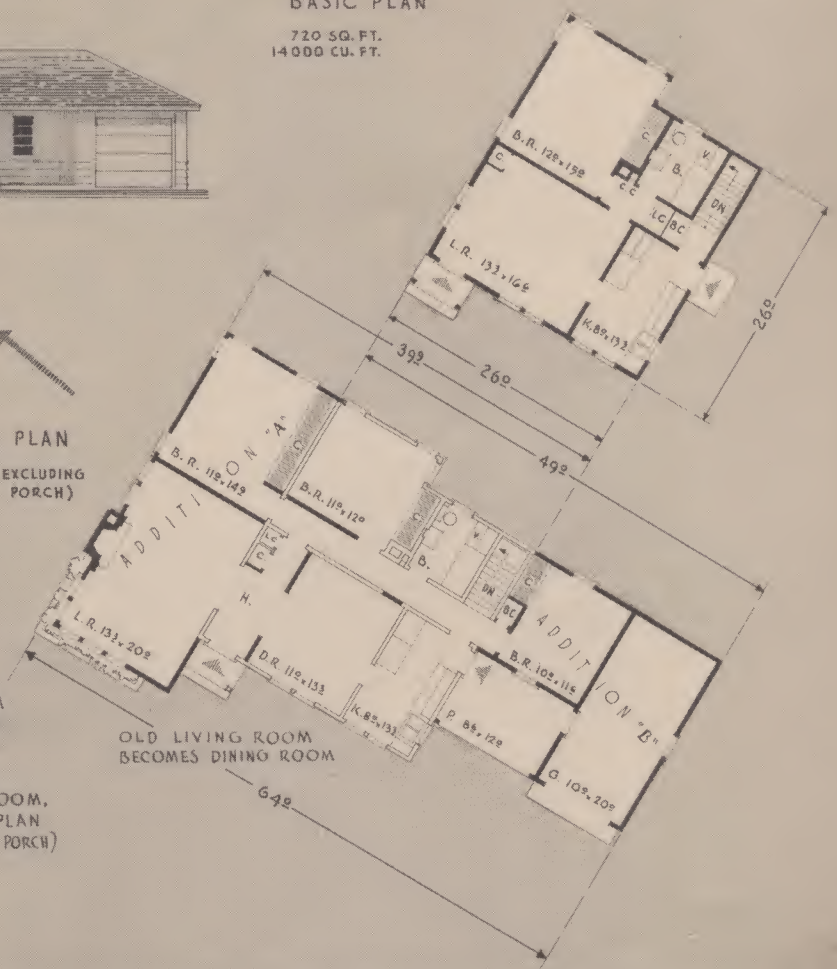
720 SQ. FT.
14000 CU. FT.

COMPLETE PLAN

1600 SQ. FT. (EXCLUDING
27,480 CU. FT. PORCH)

- ADDITION "A" WILL PROVIDE A LIVING ROOM AND ONE MORE BEDROOM TO THE BASIC PLAN
- ADDITION "A" HAS 497 SQ. FT. : 8,910 CU. FT.

- ADDITION "B" WILL PROVIDE ONE MORE BEDROOM, A PORCH AND A GARAGE TO THE BASIC PLAN
- ADDITION "B" HAS 383 SQ. FT. : 4,570 CU. FT. (EXCL. PORCH)

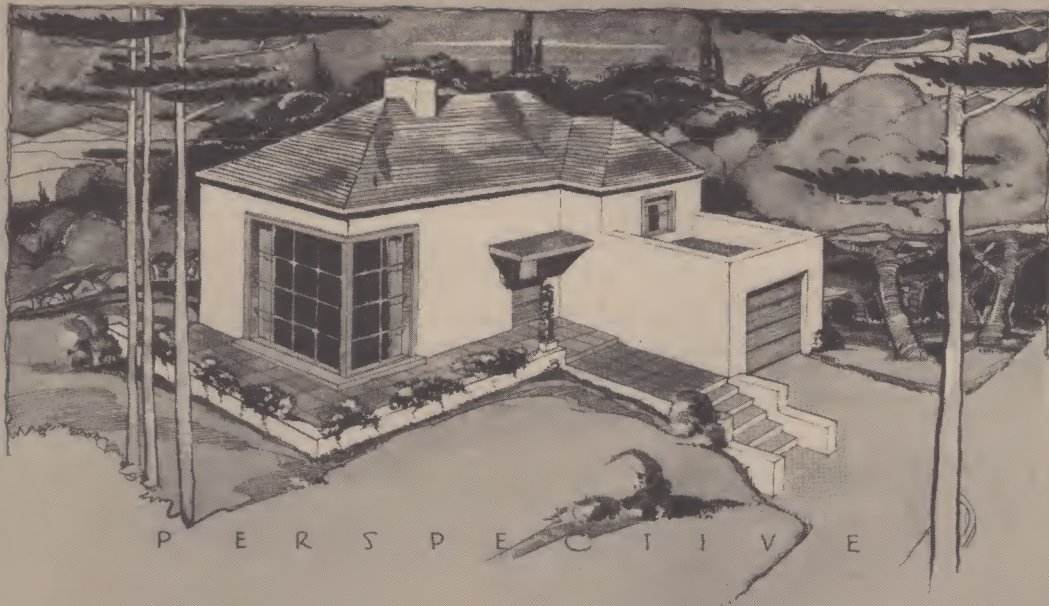


DESIGN 5-C

This is an unusual small house design that should appeal to those who are looking for a combination of originality and convenient arrangement. The spacious living room with fireplace, high ceiling, large corner window and dining end has an individuality all its own. Another feature is the split-level arrangement which places the bedroom and bath seven steps above the living room level. The garage, extending out in front of and under the bedroom is several steps above the basement level. A second bedroom can easily be added as indicated on the floor plan.

The exterior walls are of stucco and the hipped roof of shingles--either wood or composition.

The overall size without extra bedroom is 35'1 $\frac{3}{4}$ " wide and 36'10 $\frac{1}{4}$ " deep (including garage). The living room ceiling is 12'0" high.



FLOOR PLAN

0 5 10 15
SCALE

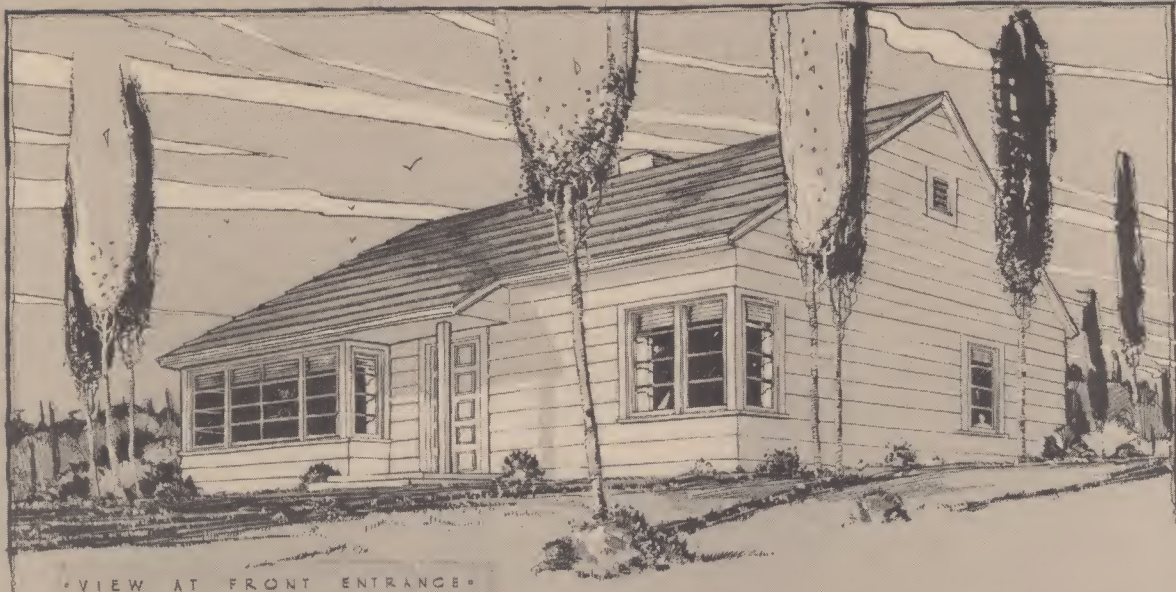
840 SQ. FT.
19740 CU. FT.

DESIGN 5-D

Here we have a two-bedroom house colonial in general design, but treated with a freshness that gives it a definitely contemporary character. It is a house that can be furnished throughout with either traditional or modern furniture and still be in good taste.

The center of interest of the living room is the large bay window looking out on the front yard. There is adequate dining space adjoining the kitchen which, although small, is efficiently arranged. Hall space has been kept to a minimum. The exterior is of wide siding to be painted.

The overall dimensions of this plan are 29'0" wide and 26'0" deep.



• VIEW AT FRONT ENTRANCE •



• FIRST FLOOR PLAN •

0 5 10 15 20 25

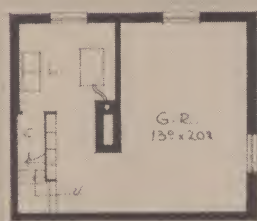
14,880 CU. FT. 744 SQ. FT.

DESIGN 6-C

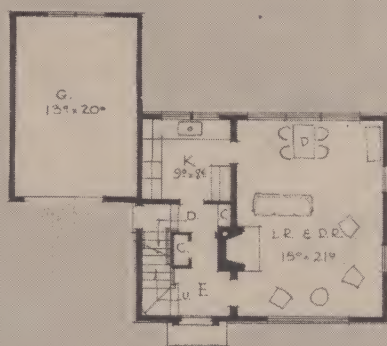
This modernized colonial salt box offers a maximum of usable space in a minimum of plan area. Combining the living and dining areas gives a sense of spaciousness to the living portion of the first floor. Access to the kitchen, basement, garage, and second floor from a central hall provides ideal circulation.

On the second floor, the three bedrooms are amply provided with closets and storage space. Part of the spaciousness of the second floor is accomplished by the overhang, which in turn partially shelters the front entrance and living room window.

The overall dimensions are 26'0" wide and 22'0" deep. This house has a full basement.



BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

GRAPHIC SCALE
 0 5 10 15
 572 — SQ. FT.
 16,400 — CU. FT.
 *EXCLUSIVE of GARAGE

ARCHITECTS HOME PLAN INSTITUTE — NO. 6C

DESIGN 6-D

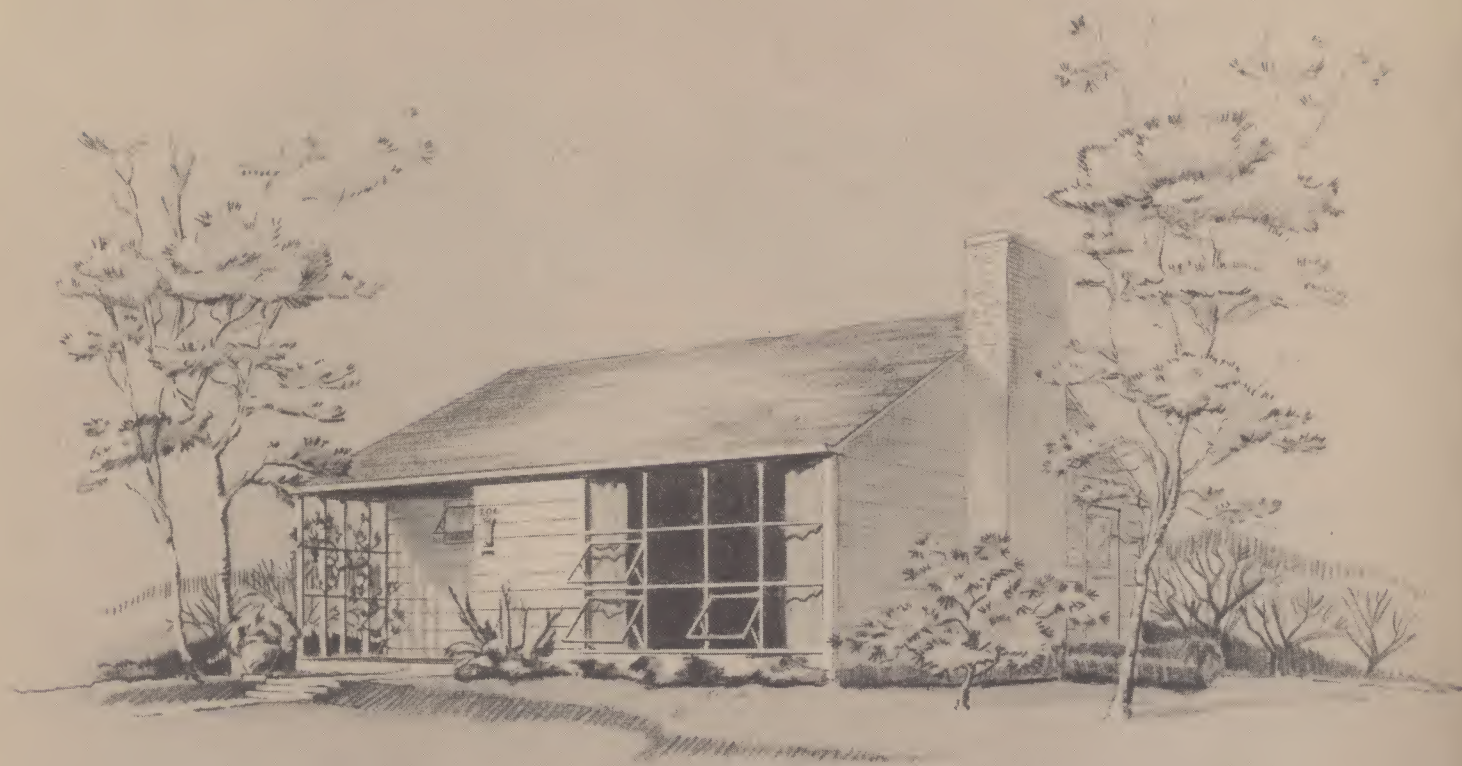
Here is a one-bedroom house simplified to the fullest extent. The living room, dining room and kitchen are separated by walls set at right angles without doors, one room flowing into the other.

A large bedroom, well separated from the rest of the house, provides ample space for sleeping and dressing. A second bedroom can be added at the back if desired.

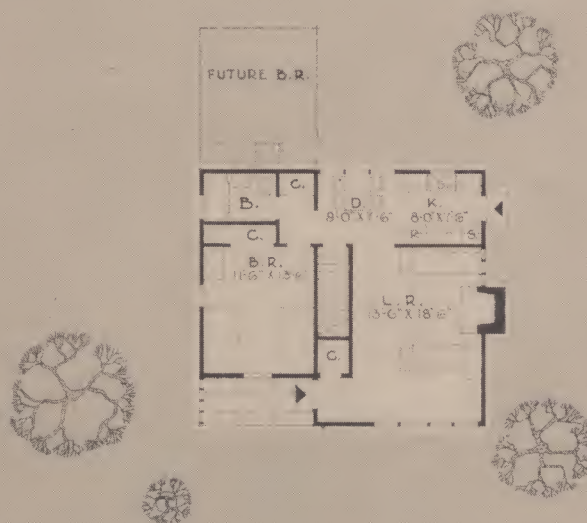
The window arrangement in the living room provides good light and leaves ample wall space for changing furniture groupings. Note the well-arranged kitchen and dining nook overlooking the rear garden with access to bedroom and bath without entering the living room.

The exterior of this frame house is of wide siding. Not to be forgotten is the entrance porch which gives charm and provides adequate shelter for guests waiting at the door. The house has a full basement.

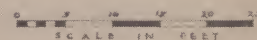
The overall width of this house is 29'2"; the depth is 27'0".



PERSPECTIVE



PLAN



750 SQ. FT.
15000 CU. FT.

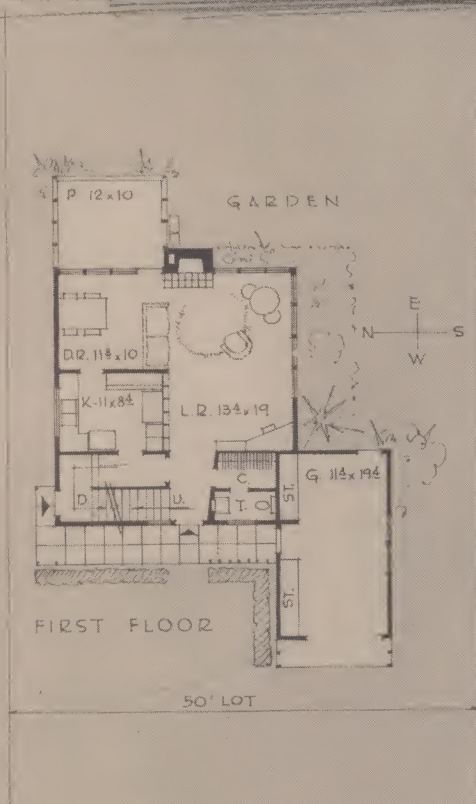
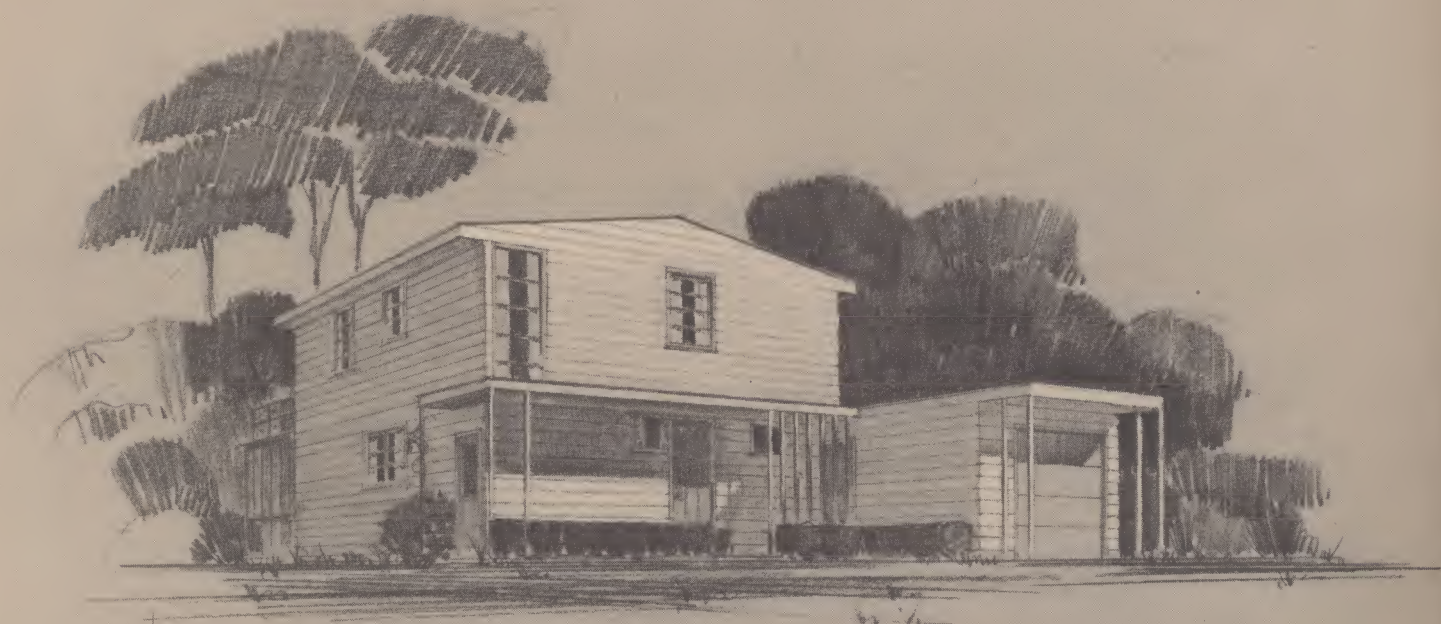
DESIGN 7-C

In this three-bedroom two-story design will be found most of the things that you desire in a small home. There is a good-sized living room, complete with bookcases, fireplace and broad expanses of windows looking out upon the rear and side yards. The dining room is part of the living room, sharing the cheerfulness of the fireplace and large window areas.

Both the front and service entrances and the garage are at the front, providing maximum rear garden privacy. All the bedrooms have cross ventilation.

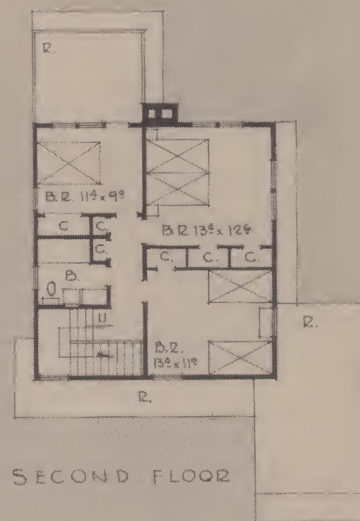
This frame structure is finished with siding with low-pitched roof lines and a flat roof over the garage. A full basement is provided.

The overall width is 35'6" by 48'6" deep.



GRAPHIC SCALE
0 5 10 15

701 SQ. FT.
18600 CU. FT.
EXCLUDING PORCH & GARAGE



DESIGN 7-D

Here we have a small house, the horizontal lines of which are emphasized by a wide overhang and an unusual overhanging trellis treatment at the entrance walk.

The large kitchen provides ample dining space and receives morning sunlight. The position of a possible future bedroom or porch is indicated.

The living room is spacious in feeling with large windows on two sides providing light, ventilation, and an all-inclusive view of the outdoor garden. The inside wall of the living room is lined with bookcases. The exterior is of wide siding.

There is a basement under the living room, kitchen, and part of the bath only, providing space for the heating unit, laundry, and access to plumbing.

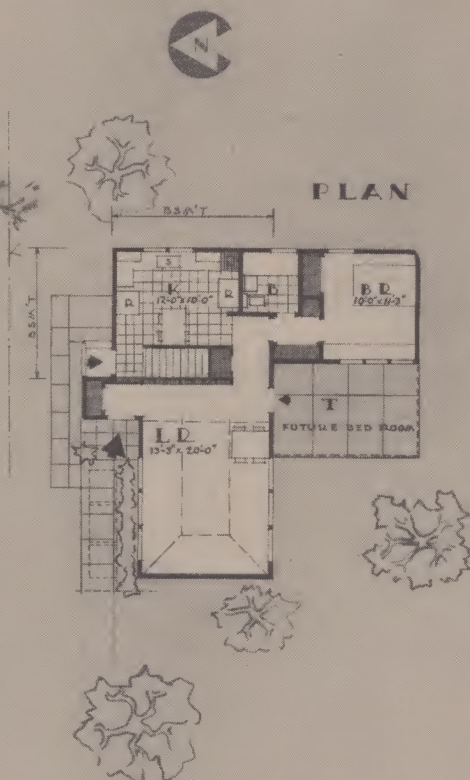
The overall width is 35'3" and the depth 35'3".



PERSPECTIVE



ENTRANCE PERSPECTIVE



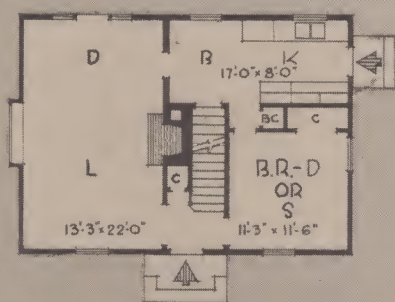
0 5 10 15 20
SCALE IN FEET
726 SQ. FT.
12420 CU. FT.

DESIGN 8-C

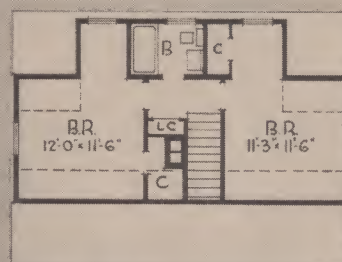
This design is in the colonial manner, providing simple but well-arranged accommodations for a family requiring a two or three-bedroom house. The first floor bedroom can also be used as a dining room or as a study as the need arises, dining space being provided for in the kitchen and also in the rear end of the large living room. The house has a full basement.

The simplicity of the plan makes possible economy in construction costs. Charm is achieved in its good proportions. Many small colonial houses are similar in floor plan but are lacking in the refinement of detail and proportions which this house possesses. The exterior may be of shingles or siding.

The overall dimensions are 32'0" wide and 23'0" deep.



FIRST FLOOR



SECOND FLOOR

GRAPHIC SCALE
0 4 8 12 16 20

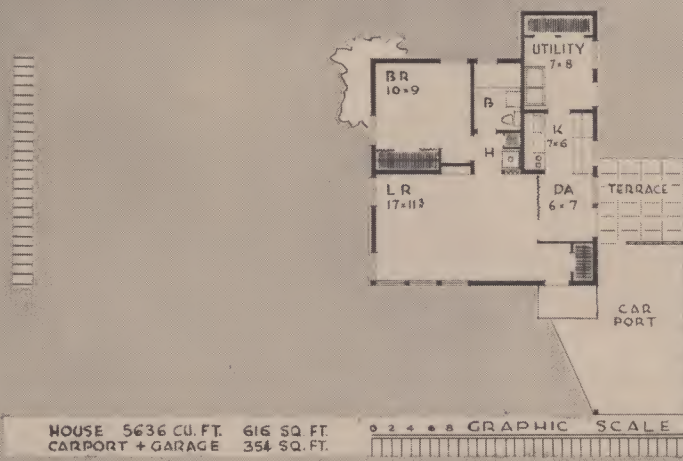
17,500 CUBIC FEET

DESIGN 8-D

This plan is for a minimum one-story house, yet providing ample accommodations for anyone requiring a single bedroom and living unit. This dwelling is without a basement, service facilities being taken care of in the utility room off the kitchen and by the heating unit in the bedroom hall. The roof of the car port extends over the front entrance, thus providing shelter both for the family car and for those entering the house. The car port also forms a part of the sheltered terrace off the dining alcove. The large window grouping in the living room provides a good center of interest for furniture groupings.

The exterior treatment is wide siding with a flat built-up roof.

The overall dimensions of this building are 34'0" wide and 40'0" deep.



A Minimum House

DESIGN 9-C

This house was designed to provide a complete two-bedroom living unit on the first floor with space on the second floor for two additional bedrooms and a bath whenever they are needed.

The living room overlooks the rear lawn yet is accessible from the front entrance. The kitchen also is on the rear, affording good vision for supervising children's play. Circulation to all parts of the house is possible through the stairway and halls without passing through any rooms. The bath, accessible from the entrance hall, as well as the bedrooms, can be conveniently used as a powder room for guests without interfering with the bedrooms when occupied. Dining space is provided both in the kitchen and in the combined living-dining room.

The exterior is covered with wide siding.

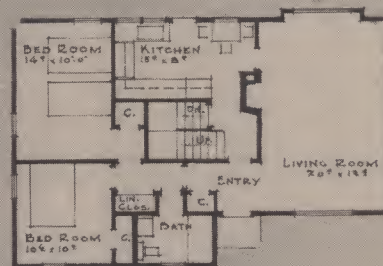
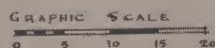
The overall dimensions are 40'0" wide and 26'6" deep.



P E R S P E C T I V E . . .



BASEMENT FLOOR PLAN



1ST FLOOR PLAN

VOLUME - 19700 CU. FT.
AREA - 960 SQ. FT.

NOTE: 2ND FLOOR AREA IS OF SUFFICIENT AREA FOR TWO BEDROOMS & BATH.

DESIGN 9-D

This house is designed for an average city lot, yet it has an openness of plan that gives good light and air for all the rooms.

The living and dining spaces are open to each other giving flexibility of use, although the ell-shape lends itself to the separation of functions. From the front entrance one has direct access to all parts of the house. The sleeping area with bath is well separated from the living room, and has the desirable arrangement of access to the kitchen and rear entry from the bedroom hall. Closet space for both clothing and storage is generous. The kitchen with its U-shaped fixture plan is unusually efficient. Groups of large double-hung windows give abundant light and air.

The combination of low roof lines, wood siding, and large brick chimney gives this house an air of distinction that will make it stand out in any community.

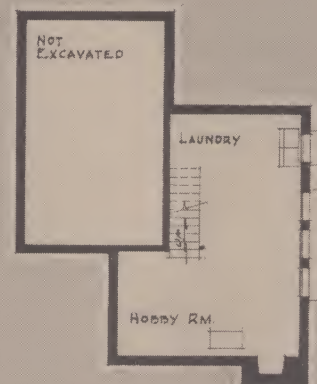
The overall dimensions are 31'0" wide and 39'0" deep.



• P E R S P E C T I V E •



FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

GRAPHIC SCALE

910 SQUARE FEET
14800 CUBIC FEET

DESIGN 10-C

Here is a story-and-a-half house planned with two bedrooms on the second floor and living rooms and garage on the first, so arranged to provide a compact unit making the most of its cubic content.

Although the living room is of such size that formal dining can be arranged by the large window at the back, there is adequate family dining space in the kitchen, separated from the ell-shaped working unit by a projecting service bar. Placing both foot and garage entrances at the front of the house gives privacy to the rear yard which can be enjoyed from the porch. The porch also provides an attractive space for summer dining. Excepting garage and porch, the basement extends under the entire first floor of the house.

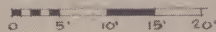
The overall width, including porch, is 40'0" and the depth 32'6".



FIRST FLOOR PLAN



SECOND FLOOR PLAN



19,200 CU. FT.
1,300 SQ. FT.
EXCLUDING PORCH

DESIGN 10-D

This plan is designed to provide a comfortable minimum house on a forty-foot lot for a family requiring two bedrooms. The kitchen is large enough to handle both dining and kitchen work. Supplementary dining space is provided in a small alcove off the living room. The attic will accommodate a future bedroom and generous storage space. The large living room window treatment is the center of interest in this house.

Its design is effective by reason of simple roof lines and good proportions. The front entrance is sheltered by a wide overhang of the roof. A full basement is provided. The exterior finish is of wide siding with a shingled roof.

The overall width of this plan is 30'0" and the depth 28'0". If the lot is wide enough a porch can be built off the kitchen.



PERSPECTIVE



DESIGN 11-C

This house is designed to meet the demand for three bedrooms or for two bedrooms with provision for a third. It is low enough to give the effect of a one-story home, yet has ample room on the second floor for a large bedroom and bath, as well as storage space. Note the ample size and cross-ventilation of all bedrooms.

The living room, although not large, has been carefully studied for wall space and placing of furniture. The dining room ell gives a sense of spaciousness to both living and dining areas with a view through picture windows to the front and rear. The kitchen, though not large, is well arranged for efficient use. Space for a small breakfast table is provided.

If the garage is to be detached, the house will go on a fifty-foot lot. An attached garage, if placed on the side, would require a wider lot.

Drawings call for wide siding with corner boards, but shingles 8" or more to the weather would also be satisfactory. A full basement is provided with space for laundry, heating plant, storage and recreation room if desired.

The overall width, including chimney projection, is 39'0". The depth from front to rear, not including vestibule, is 25'0".

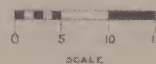


SECOND FLOOR PLAN

20,503 CU. FT.
926 SQ. FT.



FIRST FLOOR PLAN



GARAGE
ATTACHED



ALTERNATE SIDE AND FRONT ELEVATIONS FOR
ONE-STORY HOUSE

ARCHITECTS HOME PLAN INSTITUTE – NO. 11C

DESIGN 11-D

A three-word description of this house might be "much in little." In the effort to provide as much room as possible for the least cost, every square foot of space has been utilized. Note the minimum hall area and generous closet space. Notwithstanding very moderate room sizes, furniture can be easily placed without undue crowding. The plan shows how a third bedroom can be added. Corner windows, with wide projecting cornice, a simple fireplace treatment, and judicious use of interior color, will give this house a distinctly contemporary yet dignified character. Double course 16" shingles laid 12 or 13" to the weather are suggested. Wide siding also looks well.

The house can be built on a lot as narrow as 40', but a wider one would be more desirable. The plan can be used as shown, or in reverse, according to the facing of the building site. If an attached garage is desired, it can be connected with the service entry. The exact arrangement would depend on whether the driveway approach is from the front, from the rear alley, or from a side street, in the case of a corner lot. A full basement is provided.

The overall dimensions are 31'0" wide and 32'6" deep.



VIEW IN LIVING ROOM



SCALE IN FEET
0 5 10 15

860 SQUARE FT. • 16,912 CUBIC FT.
FULL BASEMENT

DESIGN 12-B

This plan provides a rambling one-story house centered around a living room opening out to a porch and terrace facing the rear of the lot. The two bedrooms, as well, face this garden plot, giving a good view of the outside. Dining space is provided for in the kitchen.

The garage is attached and facing the front, thus providing a barrier that affords greater privacy to the living quarters of the house.

This frame house is of wide siding with a low hipped roof. Planting areas, indicated on the front of the house, give a pleasant accent to the entrance. A full basement is provided, except under the bedroom wing.

The overall dimensions of this plan, including garage, are 40'0" wide and 52'9" deep.



PERSPECTIVE FROM GARDEN



FRONT ELEVATION

0 5 10 15 20
GRAPHIC SCALE
1143 SQ. FT.
20580 CU. FT.
EXCLUDING GARAGE



DESIGN 12-D

This house can grow. In its smallest size it is a simple rectangle in shape--the easiest possible form to build. The accommodations are ample for minimum living but still will look spacious because of the openness of the plan. Closets for coats, china and linen are all provided, as well as bookshelves beside the fireplace. Views from the living room open to both the street and the garden and all rooms have good cross-ventilation.

To the first unit can be added another bedroom, a garage, and a porch in turn, but in any order desired--a truly flexible plan.

The exterior will be pleasing whether the complete house is built or only the first unit. Wide clapboards or shingles will make the house look as shown in the perspective drawing. Brick could also be used for the exterior facing if preferred.

The overall dimensions are 43'3" wide and 21'3" deep for the small basic unit. The house with a second bedroom, garage and porch has the maximum dimensions of 56'10" wide and 44'8" deep.



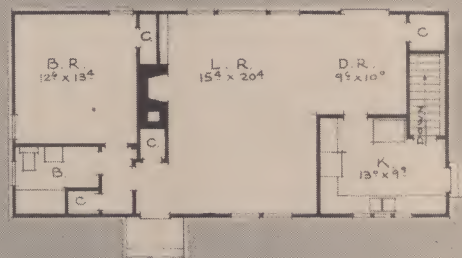
PERSPECTIVE



PLAN—COMPLETED HOUSE

1174 SQ. FT.
21,132 CU. FT.

0 5 10 15
GRAPHIC SCALE



PLAN—POSSIBLE FIRST UNIT

951 SQ. FT.
17,115 CU. FT.



ELEVATION FIRST UNIT

DESIGN 13-C

Have you always dreamed of building a long, low rambling house? This design will meet the requirement of a narrow city lot, developing the side yard as garden area or can be turned the other direction on a wide lot, making the full length visible from the street. A garage can be attached to either side as shown on the small plot plans.

The long vista from entry past the living room to the far end of the master bedroom will give a feeling of tremendous length to this rather small house. All the rooms of the house are oriented to private garden area rather than to the public street. Ideally situated, these rooms would take advantage of the south sunlight and solar heating. The wide eave will protect the rooms from the high hot sun of summer but will admit the low winter rays. Covered entries are provided at both the front and service doors.

The basement stairway is located off the main entry hall so as to provide easy access to a basement amusement room, if such a room is desired, and is close to either entry so that deliveries can be made directly to the basement without crossing a part of the house.

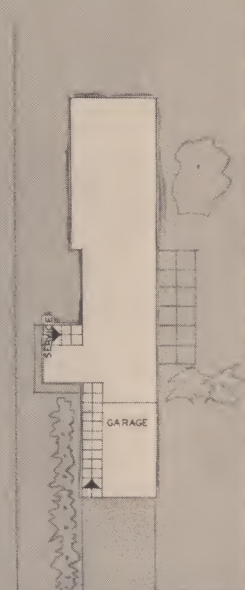
This house provides for flexibility in the number of bedrooms. The bedroom wing could be extended to include three or even four bedrooms.

The exterior is a combination of wood siding and brick. The simplicity of the exterior and the plan, aside from the advantages of appearance and function, provide a house that can be built for a comparatively modest sum.

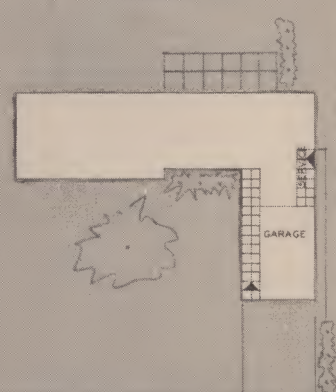
The overall dimensions are 64'5" wide and 25'5" deep.



0 5 10 15 20
SCALE IN FEET



NARROW LOT



WIDE LOT

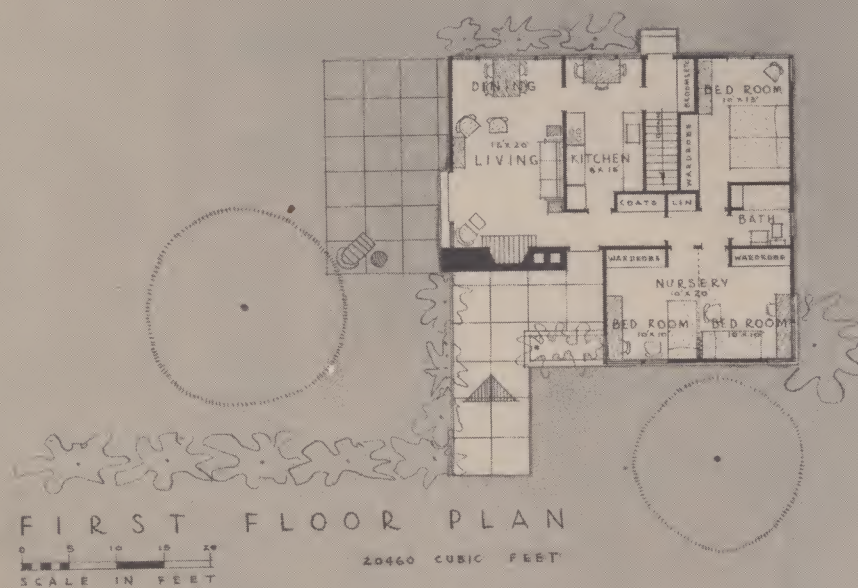
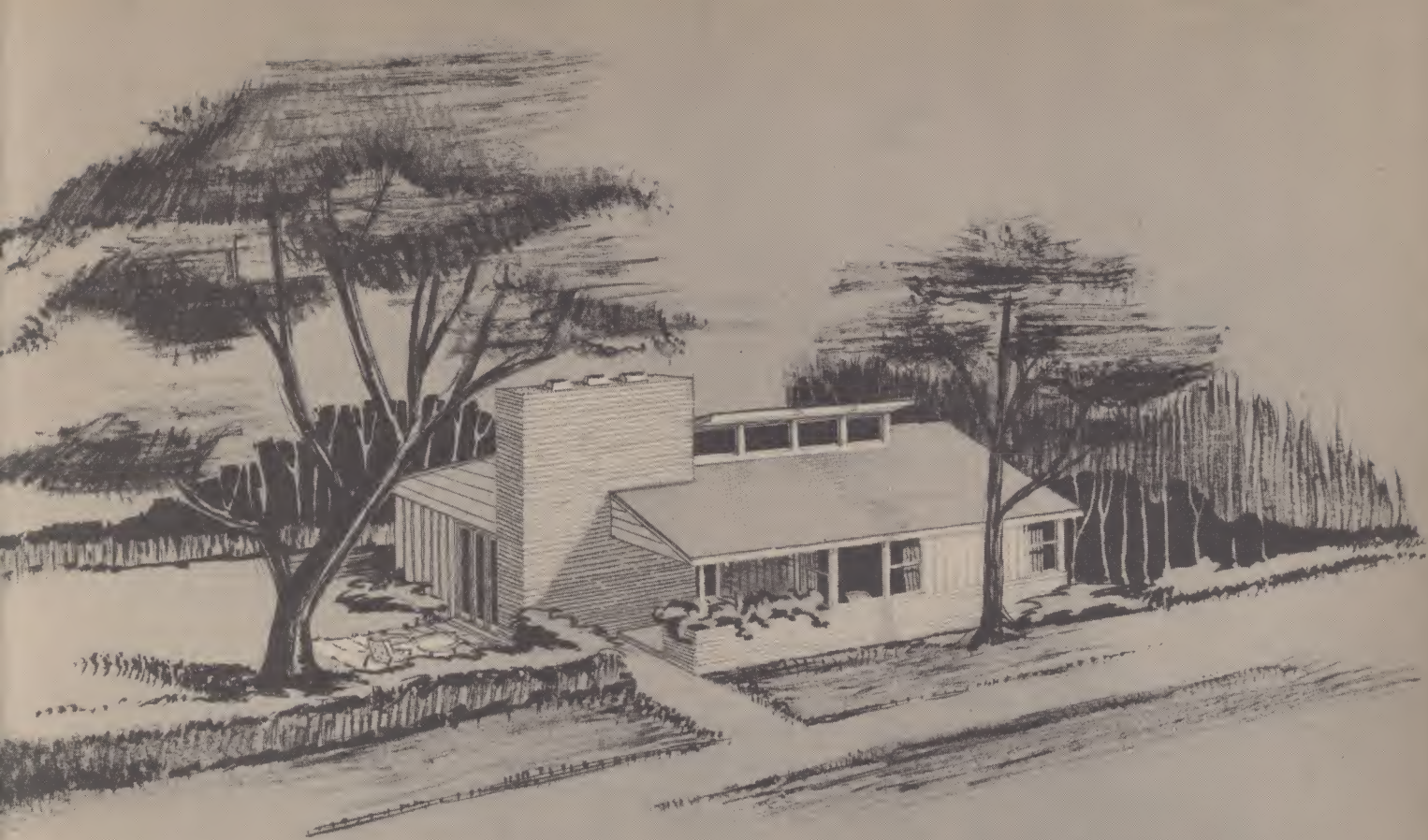
DESIGN 13-D

This house is modern in both plan and construction. A massive chimney with a large covered front entrance closed in by a niched-in planting area gives a richness to the approach seldom found in the small house. A central hall closely knits the plan together into a good working unit.

The nursery is flexible, providing complete facilities for either one or two bedrooms besides the large master bedroom which faces the rear yard. Living areas are located at the rear and side with a terrace providing an extension of the living room for summer living. Informal dining will take place in the well-lighted kitchen, while for more formal entertaining the combined living and dining room may be used.

The house is designed for a full basement. The exterior treatment is a combination of vertical boards and battens and siding with some brick used in the chimney and on the front of the house. An unusual feature is the skylight window to provide natural light for the hall in the center of the house.

The overall dimensions of this plan are 37'6" wide and 32'6" deep.



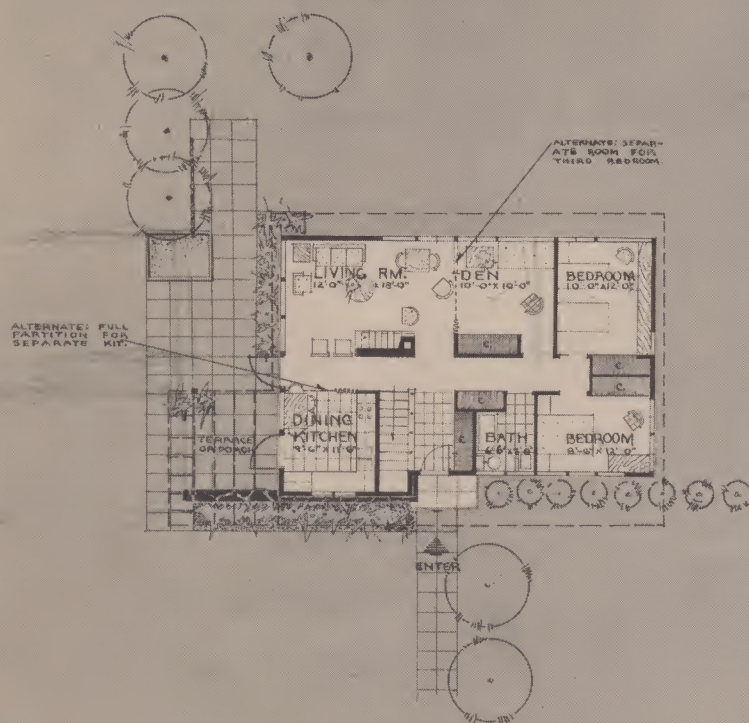
DESIGN 14-C

This compact house has great flexibility with an economy of space and cost due to simplicity of plan and construction. The house should be placed preferably with the front entrance to the north, with the large glass area in the living room, den, and bedroom to the south, and the dining and living room terrace to the east.

The entire den, living room and kitchen can be thrown open, providing a large space for parties. The dining area and kitchen can be closed off by means of a partition or a flexible screen. The den also may be closed with a solid partition or by means of a flexible screen. The den then may be used as a third bedroom or a guest room. A guest room, unless adapted to multiple use, is often not used much of the time. In this plan it can be used as a den and also as an extension of the living room, thus providing maximum use at all times.

The terrace to the left of the kitchen and living room is another pleasant feature. It relates intimately to both living room and kitchen so that it may be used as an outdoor living area or for dining, lounging or children's play.

The overall dimensions are 38'10" wide and 24'5" deep.



MINIMUM 3 BEDROOM HOUSE
1040 SQ. FT. 20800 CU. FT.

0 5 10 15 20 25
SCALE IN FEET

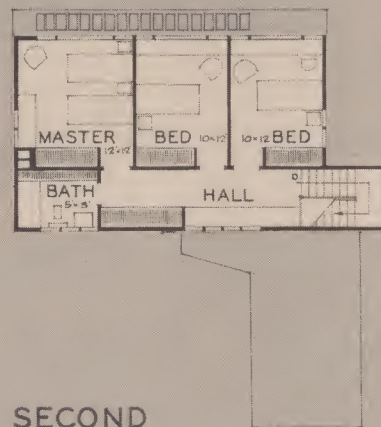
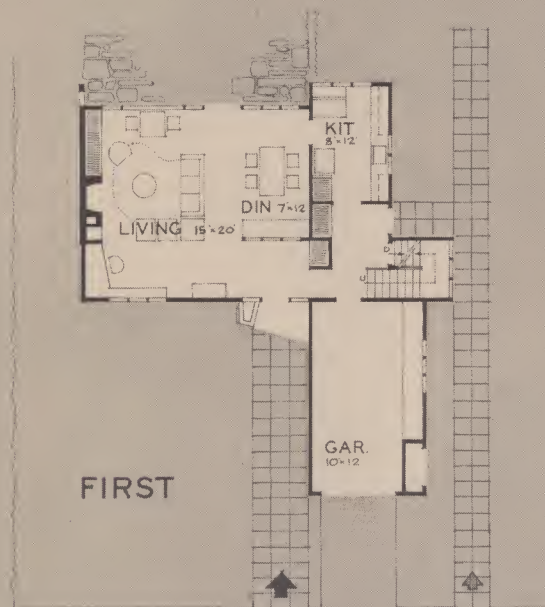
DESIGN 15-C

This house is designed to appeal to those prospective home builders who prefer a two-story house with its added floor space and compact ground coverage. The plan is roomy throughout, affording plenty of light and fresh air through ample window area facing the garden.

All living areas are oriented to face the garden for privacy and view. The living and dining rooms are combined to achieve as much usable space as possible in the leisure area. The kitchen is large and affords auxiliary dining space. The bedrooms are spacious with ample closets and wardrobes, and storage is taken care of by low and full-length storage closets along the corridor wall.

The exterior of the house retains a slight colonial flavor with the first floor of brick or stone and wood siding above. The garage opens to the front to allow more garden area in the rear for outdoor living. There is a full basement except under the garage.

The overall dimensions are 32'6" wide and 21'6" deep.



SCALE IN FEET.
 0 5 10 15
 22 500 . . . CU.FT.

ARCHITECTS HOME PLAN INSTITUTE – NO. 15C

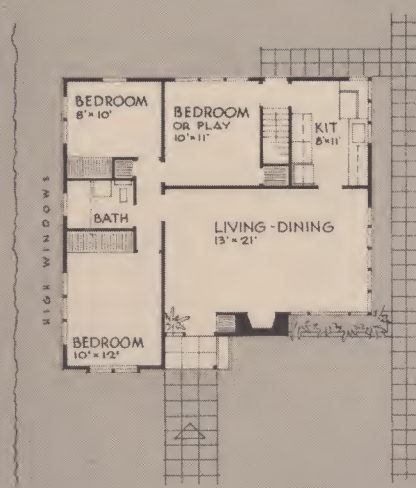
DESIGN 15-D

Here is a small yet very complete three-bedroom house. The front entrance, tying in attractively with the large chimney, is striking in its simplicity. The use of masonry on the front elevation gives a richness of texture which combines with the extensive use of glass in the windows to give a charming center of interest.

Living centers around a combined living-dining room ample enough to provide room for the family. The room is very open with one end and part of one side of glass stopping against the fireplace. The bedrooms are of ample size, one of which provides through circulation from the kitchen to avoid traffic through the living room.

Also, dining space is provided in a well-lighted corner of the kitchen. Access to the basement is direct from the outside rear vestibule. A west or south frontage would give good sunlight to the rooms.

The house is 25'7" wide and 33'2" deep.



FIRST FLOOR PLAN

895 SQ. FEET AREA
18,250 CUBIC FEET
GRAPHIC SCALE

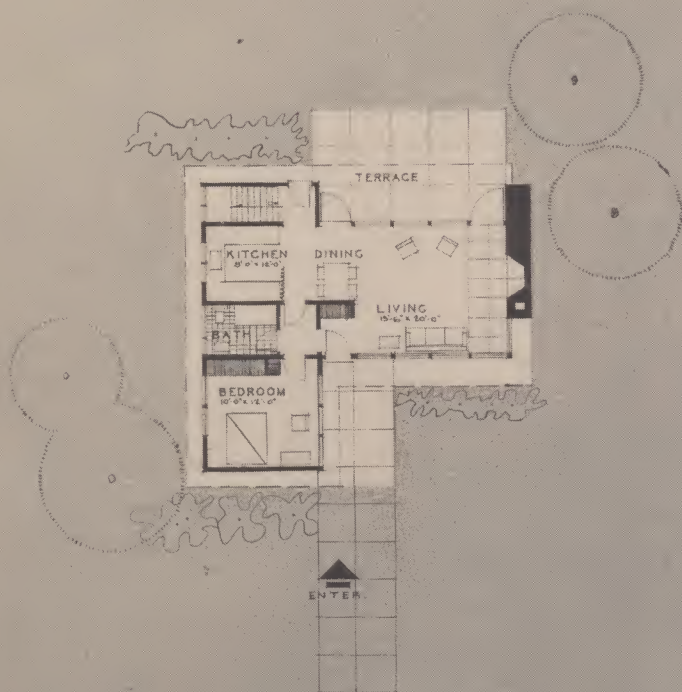
DESIGN 16-C

This modest one-bedroom house provides a well-arranged living area with kitchen and bath placed back-to-back for maximum economy. The private hallway between the bath and bedroom is accessible from the kitchen or living room areas.

Although the house is small, the open living-dining-kitchen space and the large glass area overlooking the terrace would provide adequate room for entertaining and the effect of a much larger house.

The furniture can be grouped about the fireplace in a variety of arrangements, and it is possible to walk from the front entrance through to the dining room without interrupting guests in the living room area. The ell-shaped form toward the street provides a sheltered terrace for outdoor living. Should the ground slope sharply away from the terrace, a balcony could be arranged in the terrace area and the basement exposed on that side of the house. In that case the basement wall might be planned with large windows. The location of the basement stairway would make use of the space at the lower level very convenient. Where the ground slopes off sharply enough to provide large windows, it is possible to plan a bunk-room or additional bedroom on the lower level. A full basement is provided.

The overall dimensions are 33'5" wide and 30'5" deep.



790 SQ. FT. 15800 CU. FT.

0 5 10 15 20 25
SCALE IN FEET

ARCHITECTS HOME PLAN INSTITUTE – NO.16 C

DESIGN 16-D

This house is divided into three zones: (1) the quiet bedroom zone containing a large master bedroom, a second large bedroom for two children, and a third bedroom, (2) the quiet living zone containing the living room with its fireplace, (3) that of the hard-living area with linoleum or asphalt tile floor, an open kitchen-dining and play area combined. Here the family can play under mother's watchful eye. The dining table may be used by the children and all of the rough and tumble of everyday life can be carried on in this area. There is always the quiet living room around the corner that can be kept in order for guests.

Directly beyond the dining and play area is an outdoor terrace and large brick enclosed sandbox. At a later date when the children grow up this may become a planting box containing some of the more choice flowers of the garden.

The large open basement stairway near the front entrance provides easy access to the basement area where a larger play area and hobby room may be organized for use by the older children.

The structural form of this house is very simple. The flat roof, combined with a slightly pitching roof, gives variety to the silhouette of the house. The contrast between the large open glass areas and the simple plain surfaces of the exterior give this house charm. A partial basement is provided.

The overall dimensions are 41'6" wide and 33'5" deep.



ARCHITECTS HOME PLAN INSTITUTE — NO.16 D

DESIGN 17-C

This compact house was designed for a hillside site with complete separation of living functions on two levels. The entry, bath, and three generous bedrooms are on the upper level. The bedrooms are thus a private suite of rooms overlooking the garden area to the south.

On the lower level, the living, dining and kitchen areas are informally partitioned for spacious living. There is a large fireplace adjacent to a large glass area which opens out onto a terrace provided by a retaining wall. The wall shelters the terrace, and it becomes a charming sun pocket for lounging and playing. Another terrace is close to the dining end of the room for outdoor meals.

The exterior of the house is crisp and simple in a contemporary mood. The lower story is of brick, plain or whitewashed, while the upper story is of vertical siding. The garden elevation has an interesting combination of glass, wood and brick. A shed roof provides a generous overhang to shield the bedroom windows, and helps to tie the house in with its surroundings.

The overall dimensions are 29'0" wide and 23'0" deep.



UPPER LEVEL

690 SQUARE FOOT AREA
14000 CUBIC FEET



LOWER LEVEL

0 5 10 15 20 25

DESIGN 17-D

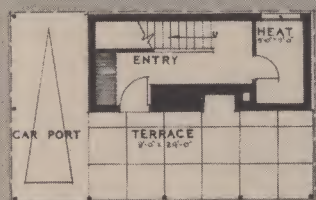
Here is an unusual design providing simplified living conditions for the young couple who work or practice a professional career. Maintenance has been reduced to an absolute minimum.

Living quarters are on the second floor with service facilities at ground level. The large open terrace covered by the overhang of the second story can be totally or partially screened for use in summer. The advantages of the second-story living room are excellent light and air, as well as a better view than is possible in the customary location.

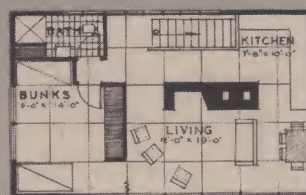
No heating problem is presented by the exposed floor areas above the open terrace as adequate insulation is provided. Radiant heating is suggested for the second floor. The house should face south to gain full advantage of heat from the sun in cold weather.

Exterior walls are of stone veneer on wood frame for the first story and waterproof plywood of frame for the second story. The roof is of built-up asphalt on deck insulation.

The overall width is 32'0" and the depth 21'6".



FIRST



SECOND

392 SQ. FT. 866 CU. FT.

0 5 10 15 20 25
SCALE IN FEET

DESIGN 18-C

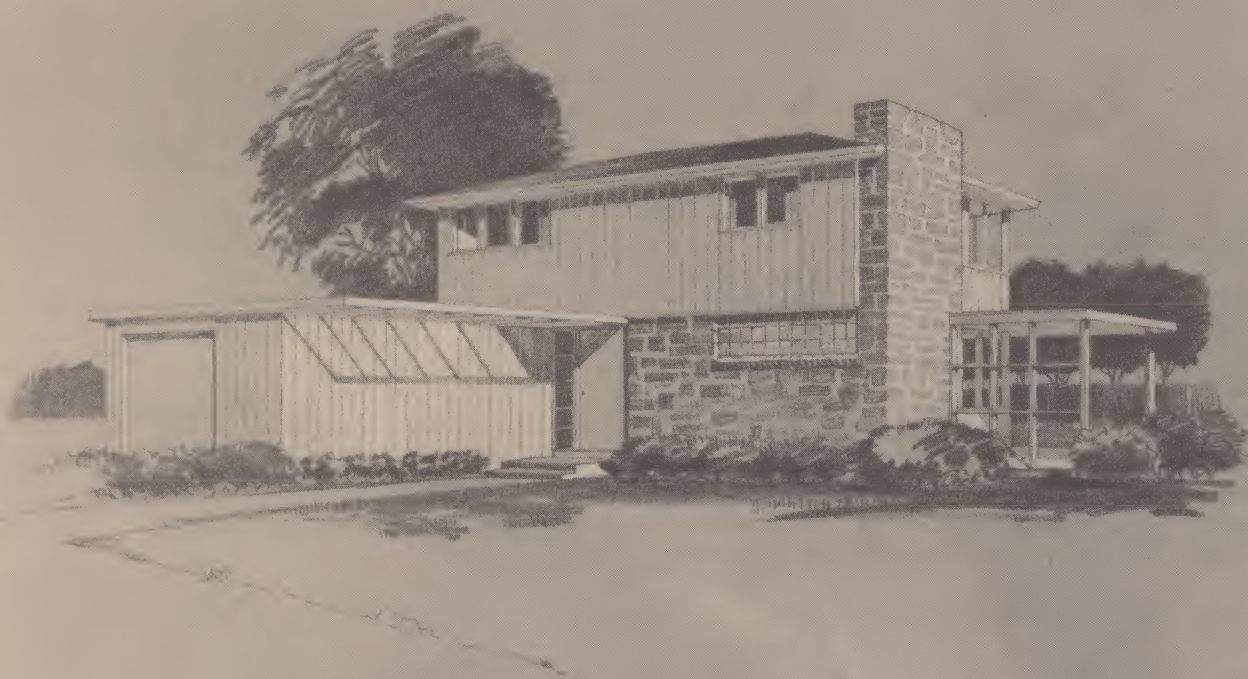
Two large bedrooms with ample closet space and a living room offering the maximum possibilities for furniture arrangement make this plan particularly attractive. The garage projecting toward the front satisfies those modern, practical people who believe the garage is really the "front door" of the modern house.

The plan affords an excellent opportunity to correlate interior arrangements with the privacy of a planned rear yard or a desirable view to the rear.

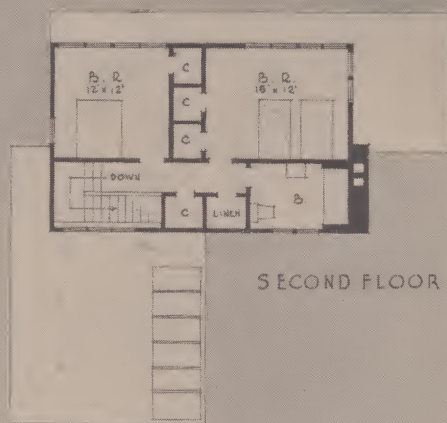
Detailed drawings call for insulated double-glazed windows, stone fireplace breast, glass block panel in the front wall, and other interesting features.

If desired, a door may be added between the dining area in the "kitchen-dining room" and the adjacent corner of the living room to permit the use of one end of the living room for dining purposes. A full basement except under the garage is provided.

The overall dimensions are 44'6" wide and 41'0" deep, including garage and porch.



FIRST FLOOR



SECOND FLOOR

SCALE IN FEET
0 5 10 15

CUBAGE = 19,000 CU. FT.

ARCHITECTS HOME PLAN INSTITUTE – NO. 18C

DESIGN 18-D

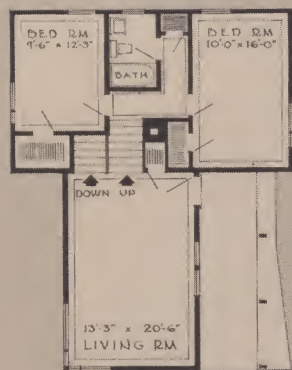
This home is intended for a forty-foot lot that slopes down to the rear or to the rear and one side. Where attractive landscaping of the rear yard is possible, or where the view to the rear is desirable, this arrangement will be particularly effective. Full advantage is taken of such a site in effecting economy of space within the house.

The two bedrooms, with ample closet space, are eight steps above the living room. The dining room kitchen and recreation room are seven steps down.

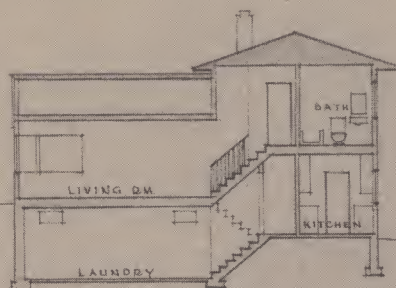
Three entire walls of the living room are available for furniture arrangement. The coat closet is handy to the front door. Both bedrooms have cross-ventilation. Radiant heating for the dining room, kitchen, and recreation room is recommended.

The spacious covered stone or cement terrace at the front door may be screened if desired.

The overall dimensions are 30'0" wide and 39'0" deep.



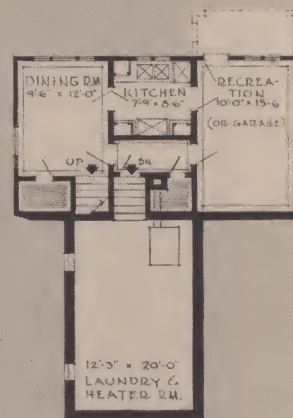
FIRST FLOOR PLAN



SECTION

0 5 10 15 20 25

AREA 810 SQ. FEET
CUBE 16,815
FOR THE SLOPING LOT.



LOWER LEVEL

DESIGN 19-D

This traditional exterior combined with a modern treatment of the floor plan produces a home of distinctive character. The exterior effect is enhanced by the horizontal lines of roof, belt course and overhang.

By utilizing the space over the garage, three generous-sized bedrooms are available without greatly increasing the cubage. Adequate insulation of the garage ceiling will prevent heat loss from the bedroom floor above.

The apparent size of the living room is increased by placing the open stairs to second floor at the end of the room, and also by the attractive dining alcove to the rear. Note the well-arranged service hall with easy access to basement stairs and toilet room. A feature of the kitchen arrangement is the breakfast bar. In case an inside entrance to the garage from the house is not desired, this door can be omitted.

The exterior walls are designed for double-coursed 16 inch shingles set about 12 inches to the weather, and 10 inch V-jointed vertical siding. This house has a full basement except under the garage.

The overall dimensions are 40' wide and 28' deep.



FIRST FLOOR



SECOND FLOOR

SCALE 0 5 10 15
 20350 CU. FT. INC. GARAGE
 987 SQ. FT. " " "

DESIGN 19-E

This three-bedroom home has been designed for economy without sacrificing appearance and livability. The easily constructed, low-pitched gable roof has been extended to shield the entrance and front window and continues around the corner over the other living room windows.

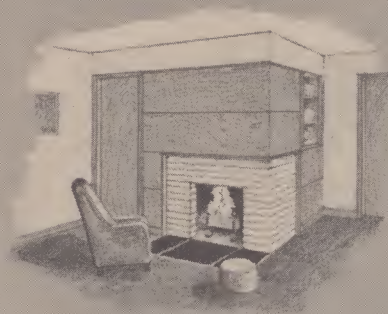
All space has been utilized to full advantage. The combined living-dining area extends over 17 feet in each direction. One more foot could be added to the living room by reducing the front bedroom by that amount. The two rear bedrooms could be combined into one if desired. An extra closet is arranged over the stairway which opens into the hall. There is a full basement.

As indicated on the interior sketch, the wall adjacent to the fireplace is covered with hardwood veneered plywood, thus providing a contrasting wall surface that adds interest to the design. Wide siding and plywood are used on the exterior.

The overall dimensions are 32'0" wide and 30'4" deep.



FIRST FLOOR PLAN



SCALE IN FEET
 0 5 10 15
 940 SQ. FEET
 18800 CU. FEET

DESIGN 20-C

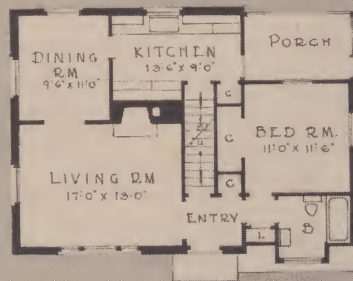
This cottage-type design provides many conveniences that are not always found in small homes. The living room fireplace is so placed that a conversation group in this corner will not be disturbed by circulation through the room.

The kitchen with its ample cupboard space opens upon a porch overlooking the garden where meals could be served much of the time in the summer months.

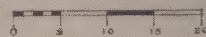
If a second bedroom is desired, it can be added on the second floor by building a pent dormer on the rear roof.

Exterior walls of used brick painted white to match the woodwork, together with wood shingle roof stained a dark color, would give the house definite character and charm.

The house is 36'0" wide and 26'0" deep, and has a full basement.



FLOOR PLAN



SCALE IN FEET

956 Sq. Ft.

17755 Cu. Ft.

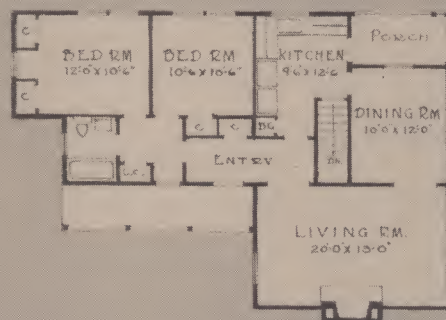
DESIGN 20-D

Here we have a low rambling two-bedroom house ideally planned for a west-facing lot. The two bedrooms are well isolated from the living rooms with the bathroom accessible to both bedrooms and living rooms. The entrance hall is spacious and provides circulation to all rooms without passing through other rooms, and even the kitchen is accessible to the front hall. Both the front and rear entrance have covered porches which are desirable during inclement weather.

The living room window arrangement is unusual, but provides an interesting background for variable furniture groupings. The plan is drawn with a partial basement but a full basement is optional.

The recommended exterior for this frame house is wide shingles or shakes left to weather for the side walls and stained shingles for the roof.

The overall dimensions are 46'8" wide and 31'6" deep.



FLOOR PLAN

0 5 10 15 20
 SCALE IN FEET
 1200 S.F.
 19214 CUB.

DESIGN 21-C

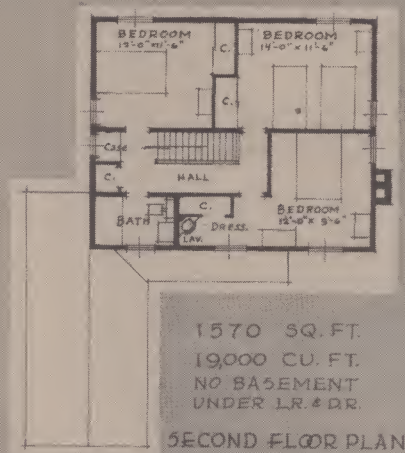
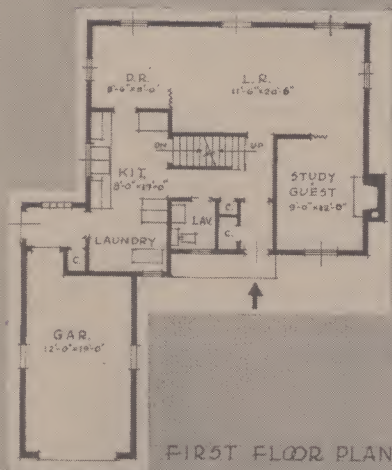
Livability and economy are keynotes in this small home design. The study or guest room on the first floor makes this, with the three upstairs bedrooms, a four-bedroom house when occasion demands. A door from hall to study may be installed if desired.

Bedrooms on the upper floor are provided with excellent light and cross-ventilation, and arrangement of wall space allows for various furniture arrangements.

Laundry space off the kitchen is in keeping with modern trends. No basement is provided under the living and dining rooms, but ample basement space is provided for heating plant, laundry and storage.

The exterior design is adapted to the use of several different materials. In the illustration, wood siding and shingles in contrasting colors are shown.

The house is 36'6" wide, including the garage, and its depth 47'0".



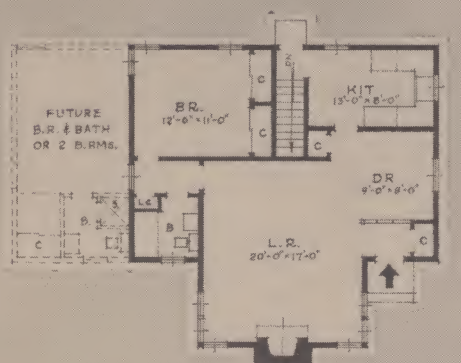
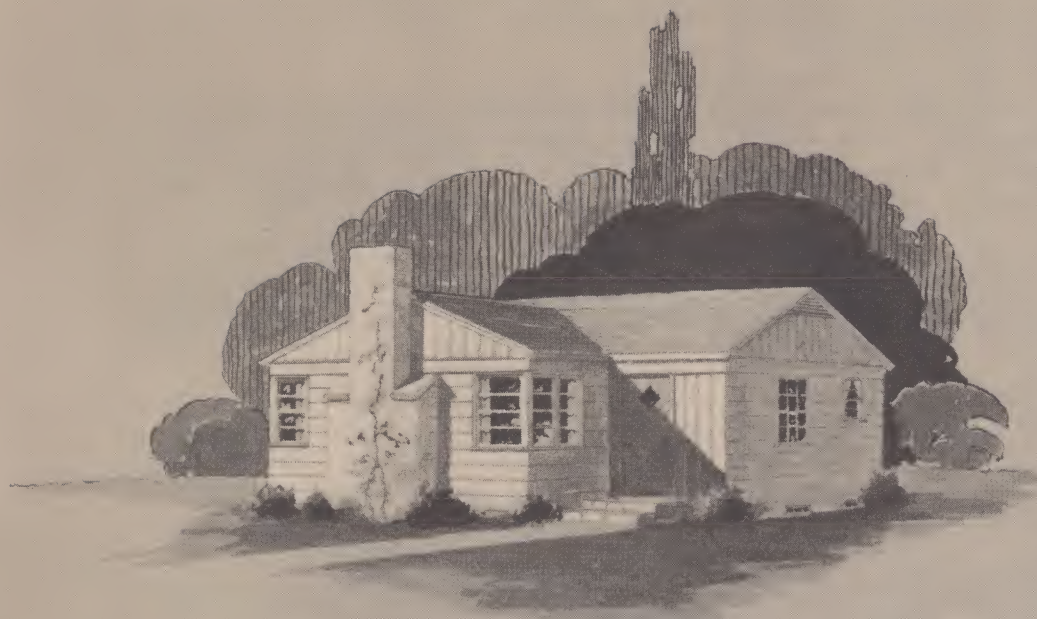
DESIGN 21-D

This is a flexible plan with many possible variations; one scheme provides a large living room with a fireplace, and another a smaller living room without a fireplace. Both are one-bedroom houses with auxiliary schemes for a second bedroom and bath, or two additional bedrooms.

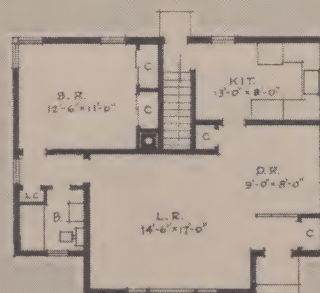
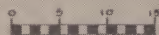
The living room in either scheme has ample wall space for changing furniture groupings. There is adequate room for dining off the living room which is separated from the entry by a screen. The kitchen is large enough to provide dining space for family use.

A full basement includes laundry and storage space. This frame house has an exterior of siding with vertical boards and battens in the gables.

The overall dimensions without the addition are 32'10" wide and 32'6" deep, exclusive of the chimney projection.



PLAN NO. 1. 939 SQ' 16,900 CU'



PLAN NO. 2 831 SQ' 15,800 CU'



FRONT VIEW - PLAN 2

DESIGN 22-C

The living room of this house, entered from the street through an attractive porch and small vestibule, is featured by an expanse of windows looking out on the rear garden.

Three bedrooms and bath opening from a passageway are well removed from the living room. High windows in outside walls give the bedrooms ample light and air, and also plenty of wall space for furniture.

The U-shaped kitchen with built-in food bar is ideal for efficient use. When a larger dining area is desired, one end of the living room may be used.

Access to the kitchen is from the small service yard through a door into the garage. The garage arrangement on the front is not only convenient but allows the rear of the lot to be developed for garden or play area. There is a full basement.

The overall dimensions are 44'6" wide and 38'0" deep, including garage.



0 5 10 15 1000 SQ. FT.
19000 CU. FT.

FIRST FLOOR PLAN

ARCHITECTS HOME PLAN INSTITUTE – NO.22C

DESIGN 22-D

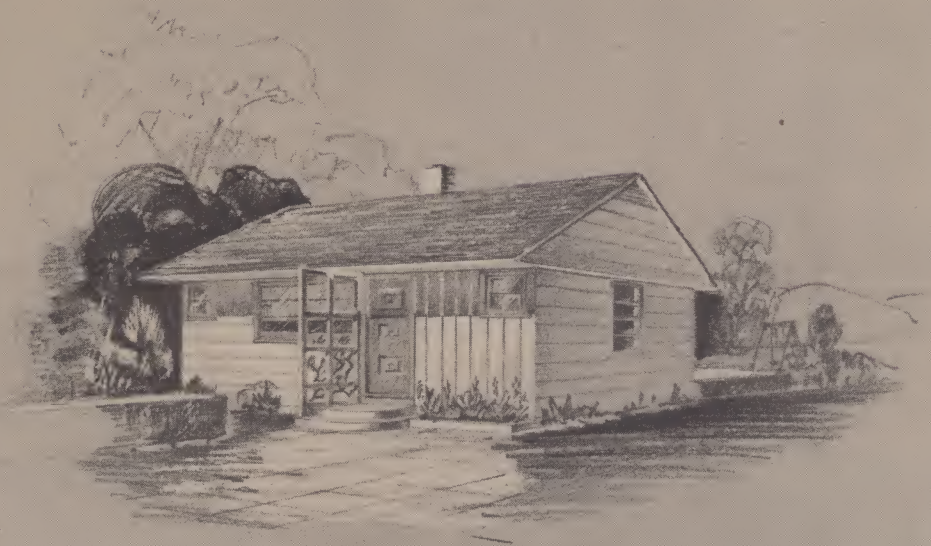
This compact little house is designed for efficient living today and easy expansion for tomorrow's growing needs.

The kitchen and service areas are located on the street side, thereby providing complete privacy for the rear or side-yard garden development. You will note that the front door and service entrance are one.

The long gliding window-sash in the living room provides solar living and admits winter sunlight, while the wide overhang of the eaves keeps out the hot summer sun. The gliding windows extending to the floor act as doors to the outside garden areas. The exterior combines horizontal siding and vertical boards. The overhanging eave is further accented at the front entrance by the trellis which partially screens the kitchen from view of the visitor.

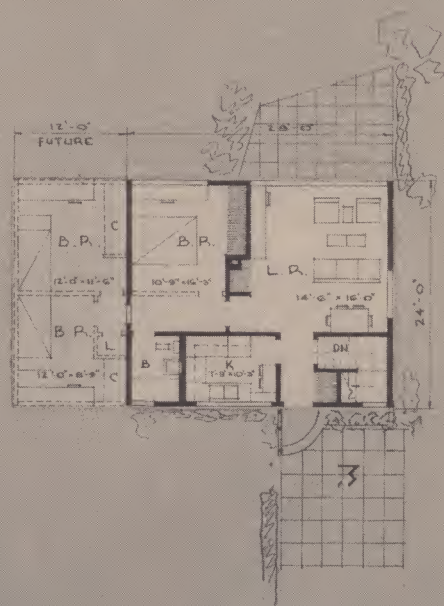
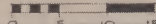
The windows in the bedrooms are set high to provide a maximum of variation in furniture arrangement and of privacy. The stairway off the front vestibule leads to a full basement.

The overall dimensions are 28'0" wide and 24'0" deep.



12,768 CU. FT.
672 SQ. FT.

SCALE IN FEET



DESIGN 23-B

Without slavishly following colonial precedent, this house still has a distinctly Early American atmosphere. For a lot sufficiently wide, the breezeway and garage will give an appearance of size that quite betrays its actual area. In case of a narrow lot, these can be omitted and a detached garage placed in the rear.

Elimination of all waste space makes possible a three-bedroom arrangement, the sewing room to be used as a bedroom if necessary. The living room is of sufficient size to be used for dining upon occasion. The kitchen also is spacious with a windowed corner nook for the family meals.

A stairway from the living room over the basement stairs leads to attic space that may either now or later be used for an additional bedroom and bath if desired. Note the convenient entrance to the kitchen and basement stairs. There is a full basement under the main portion of the house.

The overall length, including the garage and breezeway, is 59'6" and the depth is 28'2".



FIRST FLOOR PLAN

1 2 3 4 5 10 15 20 25
GRAPHIC SCALE

1020 SQ. FT.
21400 CU. FT.
EXCLUDING PORCH & GARAGE

DESIGN 23-C

One-story homes with three bedrooms are much in demand. This plan includes two good-sized sleeping rooms and a study which could serve also as a bedroom if necessary.

There is no separate dining room but the living room is of ample size to permit dining at the rear end or in the front of the fireplace. For family dining, the nook in the kitchen will no doubt be used most of the time.

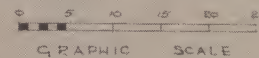
The stairs at the kitchen entry lead to a full basement where a fine recreation room under the living room can be built.

Either shingles or siding will look well on the exterior. The hipped shingle roof gives a low, compact appearance that is satisfying to the eye. A full basement is provided.

The overall dimensions are 32'0" wide and 34'4" deep.



FIRST FLOOR PLAN



1000 SQ. FT.
20420 CU. FT.

DESIGN 24-A

This one-story house has been designed with two alternate room arrangements. Three ample bedrooms are convenient to the bath and separated from the living quarters by a hall. However, if three bedrooms are not required, the alternate scheme shows how, with changes only in the openings, one bedroom can be converted into a dining room.

The living room has large windows and good wall space to provide satisfactory furniture arrangements.

The plan is designed to fit on a fifty-foot lot. The house is of frame construction finished with wide siding.

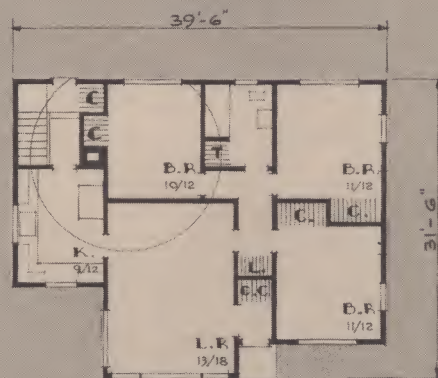
The overall dimensions of this plan are 39'6" wide and 31'6" deep.



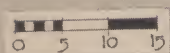
VIEW FROM STREET



ALTERNATE ROOM
ARRANGEMENT TO
PROVIDE DINING RM.
& 2 BED ROOMS.



FLOOR PLAN



SQ. FT. - 1098
CU. FT. - 19764

DESIGN 24-B

In this small two-bedroom house the center of attraction of the living room is the large expanse of glass that adds much to the apparent spaciousness of the room and presents interesting possibilities in modern decoration.

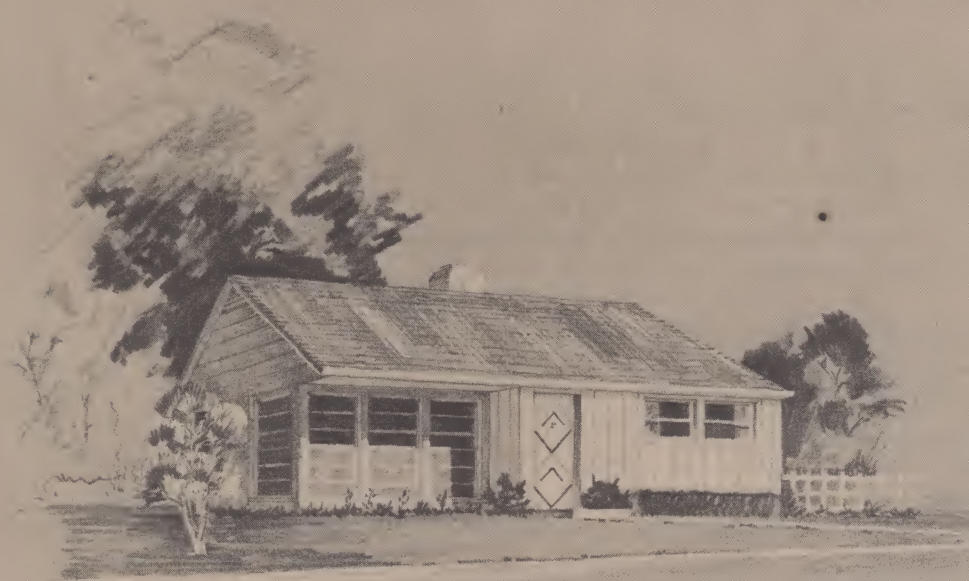
The bedroom windows, although adequate in size, are arranged high above the floor to provide wall space that may be used for furniture placement.

Closets are conveniently located in all rooms and halls. The exterior finish combines the use of vertical boards with horizontal siding in the gable walls.

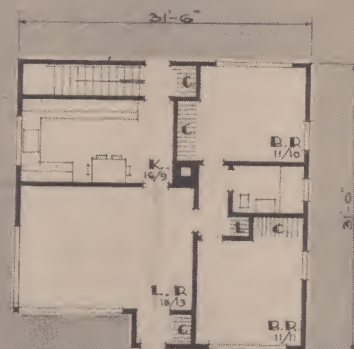
The cantilevered overhang over the large windows provides shade as well as a pleasant accent to the front elevation.

The basement stairway, located at the rear entrance, leads to a full basement.

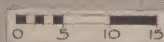
The overall width of this plan is 31'6" and the overall depth is 31'0".



STREET VIEW



FLOOR PLAN



SQ. FT. - 902
CU. FT. - 16200

DESIGN 25-A

This is a compact and efficient plan providing a permanent beginning for a rambling three-bedroom house. Here is an example of comfortable living, step-saving convenience, and essential privacy of circulation from any section of the house to any other--qualities still retained when future additions have been made.

Flexibility is likewise a feature of this house. It is easily adapted to a fifty-foot lot by merely turning the house so that the fireplace end of the living room is toward the street. In that event, the garage would be changed to face the street or detached and placed at the rear of the lot. To meet a limited budget, the porch and garage may be omitted for future development. The basement extends under the living room, kitchen, and bath only.

The overall width of this plan including the garage but not the two additional bedrooms is 46'9"; the depth being 21'0".



SCALE IN FEET
0 5 10 15

CUBAGE & AREA	SQ. FT.	CU. FT.
BASIC HOUSE	742	12,986
ADD FOR PORCH	97	534
ADD FOR GARAGE	226	1,413
ADD FOR 2-BEDRMS	328	4,910

DESIGN 25-B

Here is an open plan which gives a spaciousness that is welcome in a small house. The kitchen work center is well located to give direct circulation to the front entrance and to the bedrooms. Provision is made for one bedroom and bath on the second floor that can be left unfinished until some later date. The basement extends only below the living room and kitchen with the balance left unexcavated. The plan is adaptable to a fifty-foot lot.

The exterior treatment is in simple contemporary style designed to blend in with the surroundings. Large glass areas take advantage of window views, as well as light and air.

The overall dimensions are 35'0" wide and 29'0" deep.



SCALE IN FEET

0 5 10 15

900 SQUARE FT.

18,278 CUBIC FT.

